

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 05/14/2015.

The meeting was held in the Grantsville City Council Chambers at 429 E. Main Street in Grantsville, Utah. Those present were Commission Chairman Colleen Brunson and Commission Members Robbie Palmer, Gary Pinkham, Drew Allen, and Erik Stromberg, Council Liaison Member Neil Critchlow and Zoning Administrator Jennifer Huffman. Also present was Paul Rupp, Rebecca Rupp, Sarah Abeysekera, Bisham Abeysekera, Steven Babbitt, and Kent Liddiard from the Grantsville City Fire Department.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

7:00 P.M. PUBLIC HEARINGS:

- a. Proposed minor subdivision for Rebecca Rupp dividing 8.69 acres of land from one (1) lot into four (4) lots at approximately 350 North Old Lincoln Highway in an R-1-21 zone:** The public hearing was opened by Chairman Brunson at 7:00 p.m. and she called for comments. With no comments being offered, Chairman Brunson closed the public hearing at 7:00 p.m.
- b. Proposed rezoning of 11.76 acres of land for Dave Christensen at approximately 630 North Burmester Road for 2.5 acres to go from an A-10 zone to an RR-2.5 zone and the remaining 9.26 acres to go from an A-10 zone to an MD zone:** The public hearing was opened by Chairman Brunson at 7:01 p.m. and she called for comments. With no comments being offered, Chairman Brunson closed the public hearing at 7:01 p.m.
- c. Proposed General Plan designations for Deseret Peak Annexation area:** The public hearing was opened by Chairman Brunson at 7:01 p.m. and she called for comments. With no comments being offered, Chairman Brunson closed the public hearing at 7:02 p.m.
- d. Proposed Zoning designations for Deseret Peak Annexation area:** The public hearing was opened by Chairman Brunson at 7:02 p.m. and she called for comments. With no comments being offered, Chairman Brunson closed the public hearing at 7:02 p.m.

**THE MEETING WAS OFFICIALLY CALLED TO ORDER BY CHAIRMAN,
COLLEEN BRUNSON, AT 7:02 P.M.**

- 1. Consideration of a minor subdivision for Rebecca Rupp dividing 8.69 acres of land from one (1) lot into four (4) lots at approximately 350 North Old Lincoln Highway in an R-1-21 zone:** Paul Rupp represented this item for Rebecca Rupp.

Robbie Palmer asked if there are any requirements as to where the access to lots can come through the road. Does there have to be a culvert there? If he remembers right there is a little bit of drainage going down both sides.

Paul Rupp stated that the only lot they are planning to use would be Lot 3 right now. The others are not going to be used in the foreseeable future. He stated that the houses just down from them have culverts so he is thinking he will need a culvert too.

Erik Stromberg moved to approve the minor subdivision for Rebecca Rupp dividing 8.69 acres of land from one (1) lot into four (4) lots at approximately 350 North Old Lincoln Highway in an R-1-21 zone. Drew Allen seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 2. Consideration of a rezoning of 11.76 acres of land for Dave Christensen at approximately 630 North Burmester Road for 2.5 acres to go from an A-10 zone to an RR-2.5 zone and the remaining 9.26 to go from an A-10 zone to an MD zone:** Steven Babbitt represented this item for Dave Christensen.

Robbie Palmer asked if this was the same land that the general plan was changed on recently. Jennifer Huffman stated it was.

Erik Stromberg moved to approve the rezone of 11.76 acres of land for Dave Christensen at approximately 630 North Burmester Road for 2.5 acres to go from an A-10 zone to an RR-2.5 zone and the remaining 9.26 acres to go from an A-10 zone to an MD zone. Robbie Palmer seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 3. Consideration of General Plan designations for Deseret Peak Annexation area:** Jennifer Huffman stated all the land owners that inquired about the proposed designations wanted to be left in an agricultural zone as to stay in the green belt. The only exception being the approximate 40 acres that has been requested to be in the MD-EX zone.

Drew Allen asked if the MD-EX zone is a change from the zone that they had with the County. His concern would be that putting this in the Industrial designation is a potential to limit those around it. It seems an odd starting point for the City when we just got the land annexed and without a use in mind.

Jennifer Huffman stated it is and the request came through the mayor's office. Miller Motorsports Park and Deseret Peak would be in the Commercial General zone, the Reckitt Benckiser building would be in the MD zone, and everything else is in the A-10 zone with the exception of the 40 acres that is proposed to be zoned MD-EX. The proposed general plan designations correlate with these zones.

Neil Critchlow stated as the development starts to come everyone pretty much thinks that it will all be commercial along that stretch more than anything else. So the agricultural is to just keep it in green belt.

Drew Allen stated Industrial is more limiting as to what is going to go around it. If it was more of retail commercial, that makes sense to have out there as you get near the Deseret Peak complex and whatever happens with the Miller property. Industrial isn't necessary the best neighbors in some ways and this is right in the middle of everything.

Gary Pinkham stated with the existing usage of the complex and Miller's he'd be more inclined to go commercial and industrial than residential because of the existing noise issues.

Robbie Palmer asked if any surrounding property owners around the 40 acres had any concern with it going MD-EX. Jennifer Huffman stated they did not.

Erik Stromberg moved to approve the General Plan designations (Commercial/High Density Residential, Rural Residential-2, and Industrial) for the Deseret Peak annexation area. Gary Pinkham seconded the motion. The vote was as follows: Robbie Palmer: In Favor, Colleen Brunson: In Favor, Gary Pinkham: In Favor, Erik Stromberg: In Favor, and Drew Allen: Opposed. The motion carried.

Consideration of Zoning designations for Deseret Peak Annexation area: Erik Stromberg moved to approve the zoning designations (MD, CG, MD-EX, and A-10) for the Deseret Peak Annexation area. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 4. Approval of minutes of the previous business meeting in March:** Erik Stromberg moved to approve the minutes of the March meeting as written. Robbie Palmer seconded the motion. All voted in favor and the minutes stood approved.
- 5. Report from Council Liaison Member Neil Critchlow:** Councilman Critchlow asked if he had the correct phone numbers for each of the Commission members when he texted them the other day. He asked if there were any questions for the Council and thanked the Commission for all they do.

Jennifer Huffman asked if each Commission member would reply to the email sent with the electronic packet stating if they will or will not be here for the meeting.

- 6. Adjourn:** Drew Allen moved to adjourn the meeting at 7:18 p.m. Gary Pinkham seconded the motion. All voted in favor and the meeting adjourned.

Jennifer Huffman
Zoning Administrator